

ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10, OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, TO CREATE A NEW ZONING DISTRICT AND DESIGNATE OTHER ZONING DISTRICTS APPLICABLE IN THE WOODVILLE RURAL COMMUNITY FUTURE LAND USE CATEGORY; ADDING PROVISIONS RELATING TO THE WOODVILLE RURAL COMMUNITY FUTURE LAND USE CATEGORY; ADDING THE WOODVILLE COMMERCIAL DISTRICT; AMENDING THE RESIDENTIAL ACRE DISTRICT, SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT, MANUFACTURED HOME AND SINGLE FAMILY DETACHED DISTRICT, MANUFACTURED HOME PARK DISTRICT, NEIGHBORHOOD COMMERCIAL DISTRICTS, AND OPEN SPACE DISTRICT; AMENDING TYPE A, B, AND C REVIEW PROCESSES PROVISIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, THAT:

**Section 1.** That Section 10-892, List of Zoning Districts, of Division 4 of Article X of Chapter 10, Land Development Code, of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

For the purpose of this article, the county is hereby divided into districts designated as follows:

R	Rural
UF	Urban fringe
AC	Activity center
RC	Rural community
LP	Lake protection
RP	Residential preservation
LT	Lake Talquin/Urban fringe
<del>UT</del>	<del>University transition</del>
I	Industrial
RA	Residential Acre
R-1	Single-Family Detached Residential District
R-2	Single-Family Detached Residential District

1	R-3	Single- and Two-Family Residential District
2	R-4	Single-, Two-Family and Multi-Family Residential District
3	R-5	Manufactured Home and Single-Family Detached District
4	MH	Manufactured Home Park District
5	MR-1	Medium Density Residential District
6	OR-1	Office Residential District
7	OR-2	Office Residential District
8	OR-3	Office Residential District
9	OA-1	Airport Vicinity District
10	C-1	Neighborhood Commercial District
11	C-2	Neighborhood Commercial District
12	CM	Medical Arts Commercial District
13	CP	Commercial Parkway District
14	UP-1	Urban Pedestrian District
15	UP-2	Urban Pedestrian District
16	M-1	Light Industrial District
17	CPA	Critical Planning Area
18	TPA	Target Planning Area
19	PUD	Planned Unit Development
20	DRI	Development of Regional Impact
21	OS	Open Space District
22	IC	Interchange Commercial
23	BC-1	Bradfordville Commercial District
24	BC-2	Bradfordville Commercial District
25	BCS	Bradfordville Commercial Services District
26	BOR	Bradfordville Office-Residential District
27	<u>WC</u>	<u>Woodville Commercial District</u>

**Section 2.** That Section 10-914.6, Woodville Rural Community future land use

map category, of Division 5 of Article X of Chapter 10, Land Development Code, of the  
Code of Laws of Leon County, Florida, is hereby enacted to read as follows:

**Sec. 10-914.6 Woodville Rural Community future land use map category.**

The Land Use Element of the Tallahassee-Leon County Comprehensive Plan establishes the Woodville Rural Community Future Land Use Category on the Future Land Use Map. The following zoning districts implement and are applicable within the Woodville Rural Community Future Land Use Category:

- (1) RA Residential Acre
- (2) R-1 Single-Family Detached Residential District
- (3) R-5 Manufactured Home and Single-Family Detached District
- (4) RP Residential Preservation District
- (5) MH Mobile Home Park District

- (6) C-1 Neighborhood Commercial District
- (7) C-2 Neighborhood Commercial District
- (8) WC Woodville Commercial District
- (9) OS Open Space District
- (10) PUD Planned Unit Development District

District intent, allowable uses and development standards for each of these districts are set forth in Division 9 of this article.

**Section 3.** That Section 10-1213, RA Residential acre district, of Division 9 of Article X of Chapter 10, Land Development Code, of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

1. District Intent				PERMITTED USES					
<p>The RA zoning district is intended to be located in areas designated Mixed Use-A, B, or C or <u>Woodville Rural Community</u> on the Future Land Use Map and is intended to apply to selected areas located on the periphery of the urban service area where sanitary sewer is not expected to be available or environmental constraints exist. The regulations of this district are intended to permit low density or intensity development, consistent with environmental and infrastructure constraints, without precluding future expansion of urban services. The maximum gross density allowed for new residential development in the RA district is 1 dwelling unit per acre. This district also allows certain community and recreational facilities related to residential uses.</p>				2. Principal Uses				3. Accessory Uses	
				<p>(1) Agricultural production - crops (2) Cemeteries (3) Community facilities related to residential uses including religious facilities, police/fire stations, elementary and middle schools and libraries. Vocational and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (4) Golf courses. (5) Passive and active recreational facilities. (6) Single-family detached dwellings.</p>				<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>	
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	1 acre	80 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Uses	1 acre	100 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

#### GENERAL NOTES:

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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3       **Section 4.** That Section 10-1214, R-1 Single-family detached residential district,  
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5 of Division 9 of Article X of Chapter 10, Land Development Code, of the Code of Laws  
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7 of Leon County, Florida, is hereby amended to read as follows:  
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1. District Intent		PERMITTED USES							
		2. Principal Uses				3. Accessory Uses			
The R-1 district is intended to be located in areas designated Mixed Use-A, B, or C or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.		(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.			
		DEVELOPMENT STANDARDS							
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Uses	24,000 square feet	100 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

1        **Section 5.** That Section 10-1218, R-5 manufactured home and single-family  
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3 detached district, of Division 9 of Article X of Chapter 10, Land Development Code, of  
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5 the Code of Laws of Leon County, Florida, is hereby amended to read as follows:  
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Section 10-1218. R-5 Manufactured Home and Single-Family Detached District.

1. District Intent				PERMITTED USES					
The R-5 district is intended to be located in areas designated Mixed Use-A, B, or C or <u>Woodville Rural Community</u> on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of single-family detached housing and manufactured homes on individual, standard sized lots. The maximum gross density allowed for new residential development in the R-5 district is 8 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.				2. Principal Uses				3. Accessory Uses	
				(1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (2) Golf courses. (3) Manufactured homes. (4) Passive and active recreational facilities. (5) Single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached and Mobile Homes Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community services facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).



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2        **Section 6.** That Section 10-1219, MH manufactured home park district,  
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4 of Division 9 of Article X of Chapter 10, Land Development Code, of the Code of Laws  
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6 of Leon County, Florida, is hereby amended to read as follows:  
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				USES PERMITTED				
1. District Intent  The MH district is intended to be located in areas designated Mixed Use-A, B, or C or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan wherein manufactured home spaces are provided within a managed manufactured home park that is constructed according to minimum standards and guided by a carefully drawn plan of development. The standards, restrictions, and procedures required herein are designed to assure that manufactured home parks will provide an adequate residential environment. The maximum gross density allowed for new residential development in the MH district is 8 dwelling units per acre. Manufactured home parks that were in existence prior to the effective of the ordinance adopting the MH district shall be permitted to maintain the number of spaces legally approved by the City, County, and/or the State of Florida.				2. Unrestricted Uses		3. Restricted Uses		
				a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Restrictions	
				Following uses subject to the Special Requirements of this District: (1) Administration buildings, customary laundry and services buildings. (2) Community centers and recreation facilities intended to serve residents of the mobile home park. (3) Manufactured homes.		(1) Customary accessory uses and structures clearly incidental to one or more permitted uses and structures, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	(1) Convenience commercial uses as accessory to a mobile home park limited to: a. Beauty and barber shops. b. Food and grocery or drug stores. c. Laundromat, laundry and dry-cleaning pick-up stations. d. Hardware or garden supply store. e. Newsstand or book store. f. Video rental	a. Such use shall not occupy over 5% of the area of the mobile home park. b. The mobile home park shall contain a total area of at least 5 acres or more. c. Public access to such uses shall be limited access from an internal park street.
DEVELOPMENT STANDARDS								
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Other Restrictions  Refer to Section 10-1105 of these regulations
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	
	Minimum park site	5 acres						
Minimum lot size	3,000 square feet	40 feet	75 feet	From exterior boundary of park: 15 feet; from interior accessway 10 feet	From public street: 25 feet; from interior accessway: 7.5 feet interior accessway	10 feet	8 feet	

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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2       Section 7. That Section 10-1225, C-1 neighborhood commercial district,  
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4 of Division 9 of Article X of Chapter 10, Land Development Code, of the Code of Laws  
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6 of Leon County, Florida, is hereby amended to read as follows:  
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Section 10-1225. C-1 Neighborhood Commercial District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-1 district is intended to be located in areas designated Mixed Use-A, B, or C or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan and shall apply to suburban areas with direct access to a major collector roadways located within convenient traveling distance to one or more neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-1 district is intended to provide shopping for residential areas without requiring access to arterial roadways, thereby providing more convenient shopping for area residents and preserving the capacity of the arterial roadway network. The provisions of this district are intended to encourage commercial development that is compatible in scale and design with surrounding residential uses. The C-1 district is not intended to accommodate large scale commercial or service activities or automotive or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-1 district is 16 dwelling units per acre, provided that the residential uses are located on the second floor or above of a building containing commercial or office uses on the first floor. In order to maintain compact and non-linear characteristics, each C-1 district will have a maximum frontage of 100 feet per acre on a collector roadway and each C-1 district will not exceed 15 acres in size.</p>	<p>(1) Antique shops.  (2) Banks and other financial institutions.  (3) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations.  (4) Day care centers.  (5) Laundromats, laundry and dry cleaning pick-up stations.  (6) Mailing services.  (7) Medical and dental offices and services, laboratories, and clinics.  (8) Motor vehicle fuel sales.  (9) Non-medical offices and services, including business and government offices and services.  (10) Passive and active recreational facilities.  (11) Personal services (barber shops, fitness clubs, etc.)  (12) Rental and sales of video tapes and games.  (13) Repair services, non-automotive.</p>	<p>(14) Residential (any type), provided that it is located on the second floor or above of a building containing commercial or office uses on the first floor.  (15) Restaurants, with or without drive-in facilities.  (16) Retail bakeries.  (17) Retail drug store.  (18) Retail florists.  (19) Retail food and grocery.  (20) Retail home/garden supply, hardware and nurseries, without outdoor storage or display.  (21) Retail newsstand, books, greeting cards.  (22) Retail pet stores.  (23) Social, fraternal, and recreational clubs and lodges, including assembly halls.  (24) Studios for photography, music, art, drama, and voice.  (25) Tailoring.  (26) Veterinary services, including veterinary hospitals.  (27) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.  (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

FOR DEVELOPMENT STANDARDS IN THE C-1 DISTRICT, REFER TO PAGE 2 OF 2

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

DEVELOPMENT STANDARDS (continued from page 1 of 2)								
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)      b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	<p>Except for properties with in the <u>Woodville Rural Community</u>, 10,000 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel.</p> <p><u>Within the Woodville Rural Community</u>, 10,000 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.</p> <p>(SEE SECTION 8 BELOW)</p>
7. Additional Criteria for Non-Residential Uses: Lighting shall be directed away from the perimeter of the site.								
8. Incentive Criteria for Non-Residential Buildings: A maximum of 12,500 square feet of non-residential gross building floor area per acre is allowed if the following criteria are satisfied: a. Non-residential buildings shall have a pitched roof; b. Non-residential buildings shall be in character with surrounding area. c. All exterior walls of non-residential buildings shall be finished with the same material.								
9. Street Vehicular Access Restrictions: Properties in the C-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.								

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

1        **Section 8.** That Section 10-1226, C-2 neighborhood commercial district,  
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3 of Division 9 of Article X of Chapter 10, Land Development Code, of the Code of Laws  
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5 of Leon County, Florida, is hereby amended to read as follows:  
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1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Mixed Use-A, B, or C or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, provided that the residential uses are located on the second floor or above of a building containing commercial or office uses on the first floor. In order to maintain compact and non-linear characteristics, each C-2 district will have a maximum frontage of 100 feet per acre on an arterial roadway and each C-2 district will not exceed 30 acres in size.</p>	<p>(1) Antique shops.  (2) Automotive service and repair, including car wash.  (3) Bait and tackle shops.  (4) Banks and other financial institutions.  (5) Camera and photographic stores.  (6) Cocktail lounges and bars.  (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations.  (8) Day care centers.  (9) Gift, novelty, and souvenir shops.  (10) Indoor amusements (bowling, billiards, skating, etc.).  (11) Indoor theaters (including amphitheaters).  (12) Laundromats, laundry and dry cleaning pick-up stations.  (13) Mailing services.  (14) Medical and dental offices, services, laboratories, and clinics.  (15) Motor vehicle fuel sales.  (16) Non-medical offices and services, including business and government offices and services.  (17) Non-store retailers.  (18) Passive and active recreational facilities.  (19) Personal services (barber shops, fitness clubs etc.).  (20) Photocopying and duplicating services.  (21) Rental and sales of video tapes and games.  (22) Rental of tools, small equipment, or party supplies.  (23) Repair services, non-automotive.</p>	<p>(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor.  (25) Restaurants, with or without drive-in facilities.  (26) Retail bakeries.  (27) Retail computer, video, record, and other electronics.  (28) Retail department, apparel, and accessory stores.  (29) Retail drug store.  (30) Retail florist.  (31) Retail food and grocery.  (32) Retail furniture, home appliances, accessories.  (33) Retail home/garden supply, hardware and nurseries.  (34) Retail jewelry store.  (35) Retail needlework shops and instruction.  (36) Retail newsstand, books, greeting cards.  (37) Retail office supplies.  (38) Retail optical and medical supplies.  (39) Retail package liquors.  (40) Retail pet stores.  (41) Retail picture framing.  (42) Retail sporting goods, toys.  (43) Retail trophy store.  (44) Shoes, luggage, and leather goods.  (45) Social, fraternal and recreational clubs and lodges, including assembly halls.  (46) Studios for photography, music, art, dance, and voice.  (47) Tailoring.  (48) Veterinary services, including veterinary hospitals.  (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.  (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>
FOR DEVELOPMENT STANDARDS IN THE C-2 DISTRICT, REFER TO PAGE 2 OF 2		

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

DEVELOPMENT STANDARDS								
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)      b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	<p><u>Except for properties within the Woodville Rural Community, 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel for districts containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel and a maximum of 250,000 square feet of nonresidential gross building area per district for districts containing more than 20 acres to 30 acres.</u></p> <p><u>Within the Woodville Rural Community, 12,500 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.</u></p> <p>3 stories</p>
<p>7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.</p>								

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan.



1        **Section 9.** That Section 10-1234, OS Open Space district, of Division 9 of  
2  
3        Article X of Chapter 10, Land Development Code, of the Code of Laws of Leon County,  
4  
5        Florida, is hereby amended to read as follows:  
6

1. District Intent				PERMITTED USES					
The OS District is intended to provide areas within the community for the resource conservation and passive or active recreational facility needs of the community. The OS District may be applied to publicly or privately owned lands where preservation of natural features is desired. <u>The OS District is permitted in any Future Land Use category established by the Comprehensive Plan.</u>				2. Principal Uses				3. Accessory Uses	
				(1) Agriculture. (2) Cemeteries. (3) Nature centers and related administrative and service facilities. (4) Open space, natural areas, conservation areas and wildlife management areas. (5) Outdoor passive and active recreational facilities, including trails. (6) Silviculture. (7) Stormwater management facilities.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	None	None	None	25 feet	None, except 15 ft. if adjoining a low density residential zoning district.	25 feet	10 feet	1,000 square feet of gross building area per acre	3 stories

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

1  
2       **Section 10.** That Division 9 of Article X of Chapter 10, Land Development  
3  
4 Code of the Code of Laws of Leon County, Florida, is amended by enacting a new  
5  
6 Section 10-1240 to read as follows:  
7

1. District Intent	PERMITTED USES (Continued on page 2 of 3)		3. Accessory Uses
	2. Principal Uses		
<p>The Woodville Commercial district is intended to be located in areas designated Rural Community on the Future Land Use Map of the Comprehensive Plan within the Woodville Community and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting arterial roadways with high traffic volumes. The Woodville Commercial district is characterized by a linear pattern of development. The access management standards set forth in for the Woodville Commercial district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public.</p> <p>Developments including two (2) or more uses (i.e., commercial, office, light industrial, community facilities, open space/recreation), including the reuse of existing single use sites for multiple use developments and the addition of new uses to single use sites and/or multiple use developments that share parking facilities, are encouraged.</p>	<p>(1) Antique shops.  (2) Automotive service and repair, including car wash.  (3) Automotive-retail, parts, accessories, tires, etc.  (4) Bed and Breakfast Inns, no more than eight (8) guest rooms.  (5) Bait and tackle shops.  (6) Banks and other financial institutions.  (7) Camera and photographic stores.  (8) Cocktail lounges and bars.  (9) Community facilities, including libraries, religious facilities, vocational schools, and police/fire stations. New elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations.  (10) Day care centers.  (11) Gift, novelty, and souvenir stores.  (12) Indoor amusements (bowling, billiards, skating, etc.).  (13) Laundromats, laundry and dry-cleaning pick up stations.  (14) Mailing services.  (15) Medical and dental offices, services, laboratories, and clinics.  (16) Mortuaries.  (17) Motor vehicle fuel sales.  (18) Museums and art galleries.  (19) Non-medical offices and services, including business and government offices and services.  (20) Non-store retailers.  (21) Passive and active recreational facilities.  (22) Pawnshops.  (23) Personal services (barber shops, fitness clubs, etc.).  (24) Pest control services.  (25) Photocopying and duplicating services.  (26) Printing and publishing.</p>	<p>(27) Rental and sales of video tapes and games.  (28) Rental of tools, small equipment, or party supplies.  (29) Repair services, non-automotive.  (30) Restaurants, with or without drive-in facilities.  (31) Retail bakeries.  (32) Retail caskets and tombstones.  (33) Retail building materials  (34) Retail computer, video, record, and other electronics.  (35) Retail department, apparel, and accessory stores.  (36) Retail drug store.  (37) Retail florist.  (38) Retail food, grocery, and convenient stores.  (39) Retail furniture, home appliances and accessories.  (40) Retail home/garden supply, hardware and nurseries.  (41) Retail jewelry stores.  (42) Retail needlework and instruction.  (43) Retail newsstand, books, greeting cards.  (44) Retail office supplies.  (45) Retail optical and medical supplies.  (46) Retail package liquors.  (47) Retail pet stores.  (48) Retail picture framing.  (49) Retail sporting goods, toy stores.  (50) Retail shoes, luggage, and leather products.  (51) Retail trophy stores.  (52) Sign shops.  (53) Social, fraternal and recreational clubs and lodges, including assembly halls.  (54) Studios for photography, music, art, drama, voice.  (55) Tailoring.  (56) Veterinary services, including veterinary hospitals.  (57) Mini-warehouses, or self-storage facilities.  (58) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.  (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

**GENERAL NOTES:**

1. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
2. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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DEVELOPMENT STANDARDS (continued on page 3 of 3)									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
Warehousing, Storage, Mini-warehousing	None	None	None	25 feet	None	25 feet	10 feet	20,000 sq ft building area per acre, not to exceed 40,000 sq ft per single structure.	3 stories
All other Permitted Principal Uses									
a) served by central sewer	None	None	None	25 feet	None	25 feet	10 feet	10,000 sq ft building area per acre, not to exceed 50,000 sq ft building area per parcel, nor 40,000 sq ft per single structure.	3 stories
b) not served by central sewer	None	None	None	25 feet	None	25 feet	10 feet	No more than one septic tank, limited to no greater than 500 gallon capacity per ½ acre supporting a building area not to exceed 8,000 sq ft building area per acre, not to exceed 40,000 sq ft building area per parcel, nor 30,000 sq ft per single structure.	3 stories
<b>7. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</b>  (a) All Arterials and Major Collectors Full movement access to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor within 660 feet of a signalized intersection. Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within 100 feet of a signalized intersection, except properties with sole access to an arterial or major collector are permitted no less than one right-in/right-out access point. Properties with 660 feet or more of arterial and major collector frontage may be permitted multiple accesses to a single street based upon a traffic safety and capacity evaluation. All development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.  (b) Minor Collectors Full movement access to a minor collector shall not be permitted closer than 200 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-in/right-out access to a minor collector shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection, except properties with sole access to a minor collector are permitted no less than least one right-in/right-out access.  (c) Local Streets Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with sole access to a local street are permitted no less than one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.									

**GENERAL NOTES:**

1. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
2. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

**DEVELOPMENT STANDARDS (continued from page 3 of 3)**

**7. Street Vehicular Access Restrictions:** Properties in the Woodville Commercial zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: R, RA, R-1, R-5, MH, and RP.

**9. Landscape Standards:**

Development within the Woodville Commercial zoning district shall be subject to the landscape requirements of this Section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes.

**Arterial Road Landscaping:** All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with no less than 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to Section 8 above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in Section 10-264(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

**10. Parking Standards:**

- (a) Properties fronting an arterial road shall be allowed to construct 50 percent of all parking required by the Land Development Code in front of the proposed building/structure and/or adjacent to a public roadway. Additional parking, above code requirements shall be located to a side or rear of the proposed building/structure that is not fronting a public or private roadway or access way.
- (b) Properties fronting a collector or local road shall be allowed to construct a single parking aisle between the proposed building and the collector and/or local road.

**11. Lighting Standards:**

- (a) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
- (b) Lighting for off-street walkways shall be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.
- (c) Parking lighting shall be spaced a maximum of fifty (50) feet apart and shall not exceed twenty (20) feet in height.
- (d) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed .5 foot-candles.

**12. Design Standards:**

- (a) All buildings shall screen trash collection/storage areas with materials found on the exterior of the building.
- (b) All delivery truck docks shall provide a screen of sufficient height and length to screen loading and unloading trucks.

**GENERAL NOTES:**

- 1. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- 2. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

**Section 11.** That Section 10-1478, Type A review, of Division 4 of Article X1 of Chapter 10, "Land Development Code," of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

2. *Properties in the OR-1, OR-2, and C-1, BC-1, BC-2, BCS, BOR, Urban Fringe, Lake Talquin Urban Fringe, ~~or Rural~~, or Woodville Commercial Zoning Districts:*

- (a) *Residential site and development plans:* Proposed residential site and development plans containing 20 or fewer residential dwelling units.
- (b) *Non-residential site and development plans:* Proposed non-residential site and development plans containing 10,000 or less gross building square footage.

**Section 12.** That Section 10-1479, Type B review, of Division 4 of Article X1 of Chapter 10, "Land Development Code," of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

2. *Properties in the Mixed Use A OR-1, OR-2, and C-1, Urban Fringe, Lake Talquin Urban Fringe, or Rural, or Woodville Commercial Zoning Districts:*

- (a) *Residential site and development plans:* Proposed residential site and development plans containing 21 to 149 residential dwelling units.
- (b) *Non-residential site and development plans:* Proposed non-residential site and development plans containing 10,000 to 149,999 gross building square footage.

**Section 13.** That Section 10-1479.1, Type C review, of Division 4 of Article X1 of Chapter 10, "Land Development Code," of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

2. *Properties in the OR-1, OR-2, C-1, BC-1, BC-2, BCS, BOR, Urban Fringe, Lake Talquin Urban Fringe, ~~or Rural~~, or Woodville Commercial Zoning Districts:*

- (c) *Residential site and development plans:* Proposed residential site and development plans containing 150 or more residential dwelling units.
- (d) *Non-residential site and development plans:* Proposed non-residential site and development plans containing 150,000 or more gross building square footage.

**Section 14. Conflicts.**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, as of the effective date of this ordinance, except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan as amended, which provisions shall prevail over any parts of this ordinance which are inconsistent, wither in whole or in part, with the said Comprehensive Plan. Any provisions that are otherwise repealed by this ordinance shall nonetheless continue to apply to those applications on file and being reviewed by the county as of the effective date of this ordinance, pursuant to Section 3.

**Section 15. Severability.**

If any portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provisions and such hold shall not effect the validity of the remaining portion of the ordinance.

**Section 16. Effective Date.**

**This ordinance shall become effective on August 1, 2003.**

Duly passed and adopted by the Board of County Commissioners of Leon  
County, Florida, this    day of    , 2003.

LEON COUNTY, FLORIDA

**Tony Grippa, Chairman**



1 ATTEST:  
2 Bob Inzer, Clerk of the Court  
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5 By: \_\_\_\_\_  
6  
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8 APPROVED AS TO FORM:  
9 County Attorney's Office  
10 Leon County, Florida  
11  
12

13 By: \_\_\_\_\_  
14 Herbert W. A. Thiele, Esq.  
15 County Attorney  
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